

RESOLUTION

WHEREAS, the downtown area is considered the economic heart of El Paso, Texas and its vibrancy is key to the investments made throughout the community;

WHEREAS, the El Paso City Council has determined that a revitalization strategy is necessary to address the critical needs of the downtown area in order to foster and support economic growth and opportunity and to ensure new investments will market the area as a thriving place to work, live and visit;

WHEREAS, the City of El Paso, in partnership with the Paso Del Norte Group Foundation, has commissioned the preparation of a Downtown Redevelopment Plan with the stated purpose of:

- Establishing a vision of the downtown area for the future,
- Coordinating the investment and use activities of the public and private sector with the capital investment and service programs of the community,
- Identifying the capital, regulatory, service investments, and policies to be followed by the owners, developers, and tenants of the downtown area, and
- Marketing the downtown area as a center of attraction and a place of investment by both the public and private sectors.

WHEREAS, a conceptual framework for the downtown plan development has been prepared, presented to the community, changes recommended, adjustments made, and direction received by the El Paso City Council to proceed to the next formal plan development phase;

WHEREAS, the El Paso City Council is sensitive to the concerns and issues raised in the community meetings held on the initial conceptual framework of the Downtown Redevelopment Plan, and is seeking to provide general guidance on how the formal plan development, phasing and implementation will take shape;

WHEREAS, a completed Downtown Redevelopment Plan will serve as an addendum to the City's comprehensive plan, *The Plan for El Paso*, and will require the adoption of an ordinance approved by the El Paso City Council; and

WHEREAS, this general guidance will serve to further refine the plan development process going forward, will further protect and provide for the public health, safety and general welfare of the community, and will carry out the purpose and spirit of the policies expressed in *The Plan for El Paso*.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

THAT the El Paso City Council hereby adopts the following guiding values that will serve as the basis from which the formal plan development, phasing and implementation strategies will be prepared and an adopted plan executed:

- To produce a feasible plan that has private investment options and potential, and that does not depend entirely on government or taxpayer subsidy.
- To identify and pursue opportunities within the plan to preserve historically, socially, culturally and architecturally significant structures and places within the area.
- To create design standards for renovation and construction within the area that reflects the integrity and character of the existing urban form.
- To build upon and create new opportunities for public spaces and walkable environments throughout the area, and maximize regional and international art forms.
- To add new residential development that includes a mix of housing markets, including at least thirty percent (30%) of which is affordable housing to allow new relocation opportunities for displaced residents within the area.
- To establish a rent stabilization program so that affordable housing units are replaced long term and to insure that 30% of the new housing shall be affordable.
- To offer replacement value for all housing displacement and relocation assistance to homeowners within the area.
- To provide a relocation strategy that includes financial assistance for businesses and commercial tenant displacement within the area, including allowing property swaps wherever possible to promote local private investment within the area.
- To develop a workforce implementation strategy that includes job development, training and placement for area residents, including location of a job placement and redevelopment office within the area.
- To celebrate the cultural diversity throughout the area by allowing for the creation and development of special districts.
- To look at financial strategies that allow for and promote open investment opportunities to all El Pasoans as part of the plan implementation.
- To allow national chain operations that foster modified prototypes that preserves local business activities and fit the El Paso urban scale.

- To encourage new public and private investment to the area through the use of financial and development incentives.
- To require that, if a Tax Increment Reinvestment Zone is created as part of any plan implementation strategy, at least one member each representing the residential and commercial segments of the area shall be included on the Board of Directors.
- To require that, if any real estate investment trusts are created as part of any plan implementation strategy, all investments and development undertaken within the area shall be in accordance with the approved plan.
- To host regular community and stakeholder work sessions to allow adequate public review, critique and refinement of the plan elements going forward.
- To produce an inventory of historical, cultural, and other significant properties within the study area.
- To explore 21st Century mass transit and other transportation options as an integral component of the formal plan development, including light rail.
- To encourage the location/relocation of all public sector entities into the study area.
- To create opportunities after revitalization that allow displaced residents near and adjacent to Sacred Heart Church to return to the area, including senior housing.
- To explore alternative opportunities to the arena for catalyst projects within the Entertainment/Arena District that would serve as an anchor tenant or consider relocation of the arena.

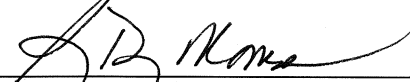
PASSED AND APPROVED this 10th day of July 2006.

THE CITY OF EL PASO



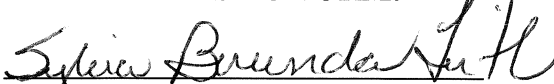
 John F. Cook
 Mayor

ATTEST:



 Richarda Duffy Momsen
 City Clerk

APPROVED AS TO FORM:



 Sylvia Borunda Firth
 Senior Assistant City Attorney

APPROVED AS TO CONTENT:

 Patricia D. Adauto
 Deputy City Manager, Development
 and Infrastructure Services